

009.A

Map

0002

Block

0025.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

332,700 /

332,700

USE VALUE:

332,700 /

332,700

ASSESSed:

332,700 /

332,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		POND LN, ARLINGTON

OWNERSHIP

Owner 1:	LOADWICK GEORGE J
Owner 2:	
Owner 3:	
Street 1:	12 POND LN
Street 2:	UNIT 25
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	PATTERSON JOHN S -
Owner 2:	-
Street 1:	12 POND LANE UNIT 25
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474-6604

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1972, having primarily Brick Exterior and 698 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6032																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	332,700			332,700
Total Card	0.000	332,700			332,700
Total Parcel	0.000	332,700			332,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	476.65	/Parcel:	476.65

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	332,700	0	.		332,700		Year end	12/23/2021
2021	102	FV	328,100	0	.		328,100		Year End Roll	12/10/2020
2020	102	FV	318,800	0	.		318,800	318,800	Year End Roll	12/18/2019
2019	102	FV	300,600	0	.		300,600	300,600	Year End Roll	1/3/2019
2018	102	FV	248,700	0	.		248,700	248,700	Year End Roll	12/20/2017
2017	102	FV	186,900	0	.		186,900	186,900	Year End Roll	1/3/2017
2016	102	FV	186,900	0	.		186,900	186,900	Year End	1/4/2016
2015	102	FV	192,700	0	.		192,700	192,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PATTERSON JOHN	31013-269		12/30/1999		129,900	No	No		
OGILVIE WILLIAM	26771-4		10/25/1996		97,500	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PATTERSON JOHN	31013-269		12/30/1999		129,900	No	No		
OGILVIE WILLIAM	26771-4		10/25/1996		97,500	No	No	Y	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2021	Mail Update	JO	Jenny O
10/13/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA:

0.00000

Total SF/SM:

0

Parcel LUC:

102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aporo

2023

Type:	7	- Condo Garden	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	2	- Steel	
Prime Wall:	7	- Brick	
Sec Wall:			%
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:	BRICK		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

BK:15744 PG:565 646-6048,Building Number 1.

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1972	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	LS - Left Side
Total Units:	
Floor:	2 - 2nd Floor
% Own:	1.730900049
Name:	17 - 6032

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:s: 3				BR:s: 1			Baths: 1			HB 0	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	AV - Average	28.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	28.2%

CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.35959888
Const Adj.:	1.04957998
Adj \$ / SQ:	463.778
Other Features:	32744
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	463399
Depreciation:	130679
Depreciated Total:	332721

REMODELING

	Exterior:	
	Interior:	
	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	3	1	0
Totals				
	1	3	1	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 009.A-0002-0025.0

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	698	463.780	323,717
Net Sketched Area:		698	Total:	323,717
Size Ad	698 Gross Area		698 FinArea	698

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
17						
17						
98						

IMAGE

